

City Council
Atlanta, Georgia

01-0-0630

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-20
Dated filed: 3-13-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 1093 West Ave., SW, be changed from the R-5 (Two Family Residential) District, to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 74 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-20.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

E-6

Legal Description

ALL THAT TRACT or parcel of land lying in or being in Land Lot 74 of the 14th District, Fulton County, Georgia, whose street address is 1093 West Avenue, S.W., Atlanta, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch reinforcing bar at the intersection of the westerly right-of-way of West Avenue (40-foot right-of-way) with the northerly right-of-way of Roy Street (40-foot right-of-way), said point being the POINT OF BEGINNING;

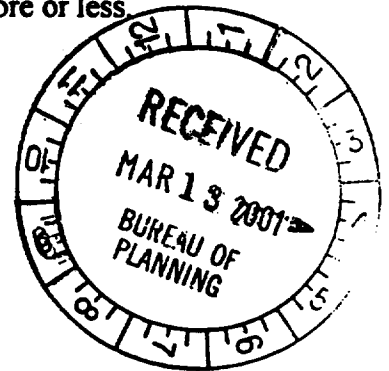
THENCE proceed along said northerly right-of-way of Roy Street North 89 degrees 46 minutes 37 seconds West for a distance of 491.21 feet to a 5/8-inch reinforcing bar;

THENCE depart said right-of-way North 00 degrees 11 minutes 00 seconds East for a distance of 500.01 feet to a 5/8" reinforcing bar at the southerly right-of-way of Fletcher Street (40-foot right-of-way);

THENCE proceed along said right-of-way of Fletcher Street, South 89 degrees 47 minutes 51 seconds East for a distance of 495.38 feet to a 5/8-inch reinforcing bar at the intersection of said right-of-way with the westerly right-of-way of West Avenue (40-foot right-of-way);

THENCE proceed along said westerly right-of-way of West Avenue South 00 degrees 39 minutes 38 seconds West for a distance of 500.21 feet to the POINT OF BEGINNING.

SAID property contains 5.6634 acres, or 246,698 square feet, more or less.



2-01-20